

The 11th January, 1972

No. 13271-VDP-71/195.—In exercise of powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and in supersession of Haryana Government Notification No. 8872-VDP-70/6452, dated 27th November, 1970, published in *Haryana Government Gazette*, dated 22nd December, 1970, the Governor of Haryana is pleased to publish the draft development plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in annexures A & B to the development Plan) at Kurukshetra, approved under sub-section (3) of the said section for this information of all persons likely to be affected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.

The relevant plans appended to are :—

1. Existing land use plan—Drawing No. DTP (A)/1610/69. (see page No. 449)
2. Development Plan—Drawing No. STP(H)/1580/71. (see page No. 450)

ANNEXURE 'A'

Explanatory note on the development plan for Controlled Area, Kurukshetra.

Introduction.—1.1. The city of Thanesar, part known as Kurukshetra is renowned for its religious and historical importance.

1.2. The recent establishment of Kurukshetra University and the Regional Engineering College has given it another importance as an educational centre. The Kurukshetra Development Board is endeavouring to give ancient religious and cultural area a face-lift and develop it as a tourist and scholars centre.

1.3. These above factors and its strategic central location at the cross junction of the two important roads, has given an impetus to the development and growth of the city.

1.4. The development in the Municipal limits is controlled by the Thanesar Municipal Committee but the sprawling haphazard peacemeal growth outside the M.C. along the Pipli-Kurukshetra link road and along with Pehowa road has been of the concern to the Town and Country Planning Department and the areas has been declared as controlled area under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act,—vide notification No. 530-VDP-69/483, dated 22nd January, 1969.

2. **Existing character.**—The area under the Thanesar Municipal limits is approx. 3,900 acres of which approx. 600 acres is covered under the existing town, the temples and the sacred tank and approx. 400 acres under the Kurukshetra University. The remaining area has a rural character and part of which is used as Mela grounds during the Kumbh and Eclipse days.

2.1. Approx. 300 acres area under the Regional Engineering College is the growth of this town and is mostly outside the municipal town.

2.2. The population of the town has remained almost static before independence and has shown a steady growth thereafter. The population figures as per census has been as under :—

Year 1941	.. 6,574 persons
Year 1951	.. 11,273 "
Year 1961	.. 16,828 "

2.3. The area contained within the controlled area covers five villages and is predominately rural. There is some peacemeals sporadic growth of a few industrial concern and some residences along the existing main road.

Proposals.—1. Keeping in view the existing nature of the area and the vast open unbuilt rural land lying within the municipal area it is proposed that most of future urbanisation should take place within the Municipal area and only a small industrial sector and a residential sector near the existing abadi has been proposed

2. The Pipli crossing of G.T. Road and Pehowa Road has already been established as a trucks and travellers wayside halting point and some eating places in khokhas and unhealthy environments have been constructed. It is proposed to set up a commercial centre in approx. 5 acres site to be developed by the Government or Public Agency and to cater for the said needs.

3. To avoid sopradic urbanisation of Agricultural land and to check the speculative activities likely to take place, it is essential to preserve this area for its existing use and consequently almost the whole of the remaining area has been zoned as a rural zone in the Development Plan. This rural zone does not imply reservation of land for agricultural use only but would include extension of existing villages contiguous to Abadi Deh, if undertaken as a project approved or sponsored by the Government and other facilities necessary for its maintenance and improvement as a rural zone.

4. A green belt of zone of 150 metres depth on either side of G.T. Road and of 30 metres depth on either side of other main roads has been reserved as shown in the plan and zoned as communication zone. No building even of the type mentioned above will be allowed except uses sub-servient to transport and communication, e.g., Petrol Pump, Bus-shelters etc. This has been done to protect the area along the major routes, which is more vulnerable to haphazard ribbon growth.

The provision of major land uses in the Development Plan of the Controlled Area are as under :—

Residential	.. 230 Acres
Industrial	.. 125 Acres
Commercial	.. 3 Acres
Total	.. 358 Acres

Road system.— The Development Plan provides for the following types of roads with their land reservations as below :—

V-1—G.T. Road	..	} Existing width.
V-2—Pipli-Kurukshetra Road and Pehowa Road	..	
V-3—Peripheral Sector Roads	..	30 Metres.

Zoning regulations.—The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this development plan. These regulations will govern the change of land use and standards of development. They also elaborately detail our allied and ancillary uses permitted in the various major land uses.

ANNEXURE 'B'

ZONING REGULATIONS GOVERNING

Uses and Development of Land in the Controlled Area at Kurukshetra as shown in Drawing

1. *General.*—(i) These zoning regulations, forming part of the development plan for the Controlled Area at Kurukshetra, shall be called zoning regulations of the Development Plan for the Controlled Area Kurukshetra.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plans and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definition.*—In these regulations :—

(a) "Approved" means approved under the rules.

(b) "Building Rules" means Rules contained in Part VII of the rule.

(c) "Drawing" means Drawing No. STP/H/1580/71.

(d) "Floor Area Ratio (FAR)" means the ratio, expressed in percentage, between the total floor area of a building on all the floors and the total area of the site.

(e) "Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.

- (f) "Light Industry" means industry not likely to cause injurious or abnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by Electric Power and other means except solid fuel.
- (g) "Local Service Industry" means an industry the manufacture and product of which is generally consumed, within the local area, for example bakeries, ice-cream manufacturing aerated waters, atta chakies with power, laundry, dry-cleaning and dyeing repair and service of automobile scooters and cycles repair of household utensils, shoe-making and repairing fuel depots, etc., provided that no solid fuel is used in them.
- (h) "Material Date" means the 4th February, 1969, in respect of lands within the Controlled Area notified under section of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1965,—vide *Haryana Government Gazette* dated the 4th February, 1969.
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting abnoxious or injurious and fume and odours.
- (j) "Non-confirming use" in respect of any land or building in a Controlled Area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) "Public Utility Buildings" means any building required for running of public utility services such as water-supply, drainage, electricity, Post and Telegraph Transport and for any municipal services including a Fire Station.
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Rules, 1965.
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be.

Explanation.—(a) In this definition the 'Sector Area' or 'Colony Area' shall mean the areas of the sector or of Colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

- (b) For the purposes of calculation of sector density or colony density, it shall assumed that 50 per cent of the sector area of colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4-5 persons per dwelling unit or persons per building plot, in the case of shop-cum-residential plot one family unit shall be assumed.
- (n) "Site-Coverage" means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) The term "Act" colony, 'Coloniser', 'Development Plan', 'Sector and Sector Plan' shall have the same meaning as assigned to them in the Punjab Scheduled Roads, and Controlled Areas Restriction of Regulated Development Act, 1963.
- (p) In the case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. *Major land uses Zones.*—For purposes of these regulations the several part of the controlled area indicated on the drawing shall be reserved for the following major land uses and be designated as such :—

- (i) Residential Zone.
- (ii) Industrial Zone.
- (iii) Communication Zone.—(A) Major Roads V 1, V 2, V 3.
(B)-Railway Line.
- (iv) Rural Zone.
- (v) Commercial Urban Estate.

IV. sector Major land uses mentioned at serial No. (i) to (ii) above which are land uses for building purposes have been divided into sectors, as shown on the drawing. Main ancillary and allied uses which subject to other requirements of those regulations and of the rules may be permitted in the respective major land uses zone, are listed in Appendix A Sub-joined to those regulations.

V. *Sectors not ripe for Development.*—Notwithstanding the reservation of various sectors for respective land uses for building purpose, the Director may not permit any change in their land use or allow construction of buildings thereon, from considerations of compact and economical development of the Controlled Area till such time as availability of water-supply, drainage arrangement and other facilities for these sectors are ensured to his satisfaction.

VI. *Area to be developed exclusively through Government enterprise etc.*—Change of land use and development in area meant for Commercial Urban Estate shall be taken only exclusively through the Government of a government undertaking or public authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

Notwithstanding the provision of clause (i) above, the Government may reserve at any time, any other sector for development exclusively by it or by the agencies mentioned above.

VII. *Land reservation for major roads.*—(a) land reservation and alignment of G.T. Road, Piplichowa Road and other P.W.D. Roads, shall be as per existing boundaries of road land.

(b) Width of sector periphery road land indicated on the plan shall be 30 m.

VIII. *Building reservation.*—The Development Plan to conform to sector plan and zoning plan. Except as provided in regulation IX, no land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan in which the land is situated.

IX. *Industrial Non-conforming uses.*—With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses may be allowed to continue provided that the owner of the industry concerned.

(a) undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of this site as and when called upon by the Director to do so in this behalf; and

(b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. *Discontinuance of non-conforming uses.*—(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be, deemed to have terminated and the land shall be allowed to be re-used or re-developed only according to the conforming use.

(ii) If a non-conforming building is damaged to the extent of 50 per cent or more of its re-production value by fire, floor, explosion, earthquake, war riot or any other natural calamity, it shall be allowed to be redeveloped only for conforming use.

Subject to (i) and (ii) above the existing non-conforming industries shall be required to be shifted to Industrial Zone in the adjoining Sonapat Controlled Area as per time schedule below and after that the land shall be allowed to be redeveloped for conforming use only.

Time Schedule for Non-conforming Uses—Industrial Uses

Condition for Moratorium	Noxious Industries	Nuisance Industries	Non-nuisance Industries
	Number of years	Number of years	Number of years
1	2	3	4
Industries with number of registered employees 1 to 19 with production floor space per worker 50 sq. ft. and below and capital value less than one lakh	3	4	6

1	2	3	5
Number of registered employees between 20 to 99 (Additional years) ..	..	1	2
Number of registered employees 100 and above (additional years) ..	..	1	2
Production floor space worker 51 to 100 sq. ft. (additional years) ..	..	1	2
Production floor space per worker of over 100 sq. ft. (additional years) ..	..	1	2
Capital value between one and five lakhs (additional years) ..	1	1	2
Capital value above five lakh (additional years) ..	1	1	4
Maximum number of years ..	5	10	20

Notes.—(1) Time is given on each count listed in the Table and is cumulative in the order given in Table.

(2) Noxious and hazardous industry is that “which is or may be dangerous to life or injurious to health or property” caused by fumes, by effluent, or smoke or by producing or storing inflammable materials.

(3) Nuisance industry is that “which causes or is likely to cause injury, danger, annoyance or offence to the sense of sight, smell or hearing or disturbance to rest or sleep.

(4) Capital value is cost of land, structure and machinery allowing for depreciation on the date of sanctioned Master Plan.

(5) The employment noted in Table is for industry using power—For industry not using power in the employment is to be taken as double.

XI. *Density size and distribution of plots.*—(i) Every residential sector shall be developed to the density prescribed for it subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(ii) In the case of a residential colony allowed under regulation the colony density of the colony area shall not exceed the limit as laid down below:—

For area upto 250 acres	..	60
For area larger than 250 acres	..	45

XII. *Individual sites to form part of improved layout.*—No permission for erection or re-erection of building on a plot shall be given unless:—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in Regulation X above; and
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. *Minimum size of plots for various uses.*—(1) The minimum sizes of plots for various types of uses shall be as below:—

- (i) Residential plot .. 125 sq. yards
- (ii) Residential plot in subsidised industrial housing or slum dwellers housing scheme approved by the Government 90 sq. yards
- (iii) Shop-cum-residential plot .. 125 sq. yards
- (iv) Shopping booth including covered corridor or pavement in front .. 20 sq. yards
- (v) Local service Industry plot .. 250 sq. yards
- (vi) Light Industry Plot .. 1,000 sq. yards
- (vii) Medium industry plots .. 2 acres

(2) The minimum area under a group housing estate shall be 1 acre.

XIV. *Site coverage and height of building in various uses.*—Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, subject to architectural control, as may be imposed under Regulation XVI be as under :—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	33½ per cent	150 per cent
(ii) Government Offices	25 per cent (including parking and garrages)	150 per cent
(iii) Commercial plots within central business zone	50 per cent if air-conditioning is not done and 75 per cent if done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	50 per cent	125 per cent

XV. *Building lines in front side and rear.*—This shall be provided in accordance with rules 51, 52 and 53. Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVI. *Relaxation.*—In the case of any land laying in Rural zone, Government may relax the provisions in development plan :—

(a) for use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date and the colonizer secures permissions for this purpose as per rules.

(b) for use of land as an individual site as distinct from and industrial colony provided that :—

(i) the land was purchased prior to the material date.

(ii) the Government is satisfied that the need of the industry is such that it cannot wait alternative allotment in the proper zone.

(iii) The owner of the land secures permission for building as required under the rules.

(iv) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

Explanation.—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights and no leases title such as agreement to purchase, etc.

XVII. *Provision of Farm Houses outside Abadi Deh in Rural Zone.*—A farm house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectare and on the following conditions :—

Site of Farm	Maximum coverage of farm house	Maximum height of storeys
0.4 to 1.2 hectares	45 sq. metres	Single-storey 6 metres
Above 1.2 hectares	135 sq. metres	Ditto

Minimum set back for dwelling shall be—

- (a) 15 M from any boundary line of property ;
- (b) 30 M from any village road ;
- (c) 60 M from any State road connecting the towns ;
- (d) 150 M from any national highway and scheduled roads ;
- (e) 150 M from any bye-pass.

APPENDIX "A"

I—RESIDENTIAL ZONE

- (i) Residence.
- (ii) Boarding Houses.
- (iii) Social Community religious and recreational buildings.
- (iv) Public utility buildings.
- (v) Educational buildings and all types of schools and where necessary colleges
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and Professional Office
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and service garages
- (xii) Bus-stand and Bus stops
- (xiii) Tonga, Taxi, Scooter and Rickshaw stands
- (xiv) Nurseries, Green house
- (xv) Any other need ancillary to residential use

As required for the local needs of major use and at sites earmarked for them in the sector plan or in the approved layout plans of the colonies.

II—LIGHT INDUSTRY ZONE

- (i) Light Industry.
- (ii) Local Service Industry.
- (iii) Warehousing and Storage.
- (iv) Public Utility buildings, community recreational and special buildings.
- (v) Parking, loading and unloading areas.
- (vi) Bus-stops, taxi, tonga and Rickshaw stands.
- (vii) Petrol filling stations and service garages.

III—COMMUNICATION ZONE

- (i) Agriculture and Horticulture
- (ii) Petrol filling station
- (iii) Bus 'Q' shelters
- (iv) Hydro Electric transmission line

Excluding erection, re-erection or extension of any building or structures at approved sites only.

IV. RURAL ZONE

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi Deh.
- (iii) Farm houses outside Abadi Deh.
- (iv) Expansion of existing villages contiguous to Abadi Deh if undertaken under a project approved or sponsored by the Central or State Government.
- (v) Milk chilling station and pasteurization plants.
- (vi) Bus and Railway stations.
- (vii) Air ports with necessary buildings.
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land drainage and Irrigation Hydro-electric work and tubewells for irrigation.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Mining and extraction operations including lime and brick-kilns, stone quarries and crushing subject to the rules and at approved sites.
- (xiii) Cremation and burial grounds.
- (xiv) Petrol filling stations.

The 24th January, 1972

No. 13854-VDP-71/443.—In exercise of the powers conferred by sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the draft Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) at Ambala, Cantt., approved under sub-section (3) of the said section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette. No objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.

DRAWING

- | | |
|---------------------------------|---|
| (1) Drg. No. D.T.P. (A) 1853/71 | .. Draft Development Plan (See Page No. 451) |
| (2) Drg. No. D.T.P. (A) 1658/70 | .. Existing land use Plan. (See Page No. 452) |

ANNEXURE A

Explanatory note on the Development Plan for the controlled area around Ambala Cantt.

INTRODUCTION

Ambala is one of the most important cities of Haryana and is located on G.T. Road at a distance of 120 miles from Delhi. It is 32 miles from Chandigarh, the Capital City of Haryana and Punjab. Although a large area is covered by the Cantonment Board where the building activity is strictly controlled and regulated by the said board, a lot of unauthorised construction has come up on the outskirts specially near Tangri River. A number of unauthorised colonies have sprung up thus giving rise to speculation and lot of haphazard construction has taken place in this area. In order to check this unauthorised construction and to channelise the urban growth the Haryana Government, vide its Notification No. 5254-VDP-70/4086, dated 8th September, 1970, declared a controlled area between Tangri river and the boundaries of Cantonment Board under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. The Controlled Area mostly covers the area most potential for urban development. A few industries have also come up near G.T. Road. The land is mostly level except some pockets which are low-lying.

PROPOSALS

Keeping in view the development potentials of land and demand for residential and industrial areas, a Development Plan has been prepared for this area in which only few uses, like, residential and industrial have been mainly proposed. The area not fit for development has been kept under rural zone. Various land uses proposed in the Development Plan area are as under :

I. Residential Zone :

An area of 350 acres has been reserved for residential zone in two sectors. These sectors have been planned on an overall density of 60 persons per acre. The residential sectors have been provided mostly in the area where the unauthorised construction and private colonies have sprung up. These sectors will be designed modern standards and will be provided with essential facilities like sewerage, drainage, water supply, shopping, educational and recreational facilities.

2. Industrial Zone :

An industrial zone has been provided on G.T. Road and it covers an area of 330 acres. The site is most potential for industrial activity due to the availability of ready access from G.T. Road.

3. Communication Zone :

Since Ambala-Jagadhri road is a very important State Highway and carries lot of traffic, it has been proposed to widen this road to 65 meters. In order to allow free movement of traffic of G.T. Road, a green belt of 150 meters has been kept on both sides of G.T. Road.

4. Rural Zone :

The area which does not possess potential for urban development at present has been reserved in the rural zone where uses given in Appendix 'A' can be permitted.

5. Major road system :

It will also be seen that the major land uses are contained within frame work of major road system from where access to various sectors will be only from specific points. Access to individual plots shall be sealed from such roads. The road system has been classified as V1, V3 the details of which are given in zoning regulations.

6. Zoning Regulations :

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standard of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all change of use and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the Development and enforce proper control.

ANNEXURE 'B' ZONING REGULATIONS

Governing uses and Development of land in the Controlled Area Ambala Cantt. as shown in the Drawing No. DTP(A) 1853/71.

General—(i) These zoning regulations forming part of the Development Plan for the Controlled Area at Ambala, shall be called Zoning Regulations of the Development Plan for the Controlled Area at Ambala Cantt.

(ii) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder :—

II. Definitions.—In these regulations :—

- (a) "Approved" means approved under the rules ;
- (b) " Building Rules" means Rules contained in Part VII of the rule.
- (c) " Drawing" means Drawing No. D.T.P. (A) 1853/71.
- (d) " Floor Area Ratio (F.A.R.)" means the ratio, expressed in percentage between the total floor area of a building on all floors and the total area of the site ;
- (e) " Group Housing" means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) " Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by Electric Power and other means except solid fuels ;

- (g) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, aerated waters, atta chukies with power laundry, dry cleaning and dyeing, repair and service of automobile scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc. provided that no solid fuel is used in them ;
- (h) "Material Date" means Sep. 8, 1970 on which date the land within the controlled area was notified,—vide Haryana Government Notification No. 5254-VDP-70/4086, dated 14th July, 1970, appearing in the Haryana Government Gazette of September 8, 1970.
- (i) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours ;
- (j) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan ;
- (k) "Public Utility Buildings" means any building required for running of public utility services, such as water-supply drainage, electricity, post and Telegraph, Transport and for any Municipal Services including a fire Station ;
- (l) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ;
- (m) "Sector Density" and "Colony Density" shall mean the number of persons per acre in sector area or colony area as the case may be ;

Explanation.—(i) In this definition the "Sector Area" or "Colony Area" shall mean the area of the sector or of colony as bounded within the major road system shown on the drawing in the case of sector and on the approved layout plan of the colony in the case of a colony excluding land under the major road system and the area unfit for building development within the sector or the colony as the case may be.

(ii) For the purpose of calculation of sector density it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, one family unit shall be assumed.

- (n) "Site coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (o) The terms "Act", "Colony", "Coloniser", "Development Plan", "Sector and Sector Plan" shall have the same meaning as assigned to them in Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (p) In the case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. Major Land uses zones.—For purposes of these regulations, the several parts of the Controlled Area indicated on the drawing shall be reserved for the following major land uses and be designated as such : —

- (I) Residential Zone.
- (II) Industrial Zone.
- (iii) Communication Zone.
- (IV) Rural Zone.

IV. Detailed land uses within major uses.—Main, ancillary and allied uses which subject to other requirement of these regulations and of the rules may be permitted in the respective major land use zones, are listed in Appendix A, sub-joined to these regulations .

V. Sectors not ripe for development.—Notwithstanding the reservation of various sectors for building purposes, the Director may not permit any change in their existing land use or allow construction of buildings thereon, for considerations of compact and economical development of the Controlled Area, till such time as availability of water-supply drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VI. Land Reservation for major roads.—Land reservation for major roads indicated on the Development Plan shall be as under :—

V-1—65 M. Road Reservation ;

V-3—32 M. Road Reservation .

Other roads shall be as per sector plan.

BUILDING RESTRICTIONS

VII. Industrial non-conforming uses :—With regard to the existing industries shown in zones other than industrial zone in the development plan, such industrial non-conforming uses shall be allowed to continue ; provided that the owner of the industry concerned—

- (a) Undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of the site, as and when called upon by the Director to do so in this behalf; and
- (b) During the interim period, makes arrangements for the discharge of effluent, to the satisfaction of the Director.

VIII. Discontinuance of Non-Conforming uses :—(i) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminate and the land shall be allowed to be reused or re-developed only according to the conforming use.

(ii) In a non-conforming use building is damaged to the extent of 50 percent or more of its re-production value by fire, flood, explosion, earthquake, war, riot or any other natural calamity, it shall be allowed to be re-developed only for conforming use.

IX. Development to conform to sector plan and zoning plan :—No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector plan and zoning plan on the approved plan of the colony in which the land is situated.

X Density size and distribution of plots :—Every residential sector shall be developed to the sector density indicated and prescribed for it in the drawing subject to a maximum of 20 percent variation allowed on either side of the prescribed sector density.

XI. Individual sites to form part of approval layout.—No permission for re-erection of building on a plot shall be given unless :—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in Regulation XVI ; and
- (ii) the plot is accessible through a road laid out and constructed upto the situation of the plot, to the satisfaction of the Director.

XII. Minimum size of plots for various uses.—(1) The minimum sizes of plots for various types of uses shall be as under :—

- | | |
|--|---------------------|
| (i) Residential Plot | .. 125 sq. yards. |
| (ii) Residential plot in subsidized industrial housing or slum clearance or improvement schemes approved by the Government | .. 90 sq. yards. |
| (iii) Shop-cum-residential plot | .. 125 sq. yards. |
| (iv) Shopping booth including covered corridor or pavement in front | .. 20 sq. yards. |
| (v) Local Service Industry Plot | .. 250 sq. yards. |
| (vi) Light Industry plot | .. 1,000 sq. yards. |
| (vii) Medium industry plot | .. 2 acres. |

2. The minimum area under a group housing estate shall be one acre.

XIII. Site coverage and height of bulk of buildings in various uses.—Site coverage and height upto which building in various uses, within independent residential and industrial plots shall be according to the provision contained in chapter VII of the rules. In the case of other categories the maximum site coverage and the floor area ratio shall be subject to architectural control, as may be imposed under the rules.

XIV. Building lines in front side and rear.—In the case of road where a building line has been shown along it on the drawing on building other than a compound or boundary wall shall be allowed to project beyond line so prescribed.

2 Every building shall also conform to the building line in front of the plot shown on the sector plan or on the layout plan of the approved colony.

3. Where the building is on a corner plot the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot is shown on the sector plan or on the layout of the approved colony, side open space shall be provided as required under the rules.

XV. Architectural Control.—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets prepared under rule 50.

XVI. Relaxations.—In the case of any land lying in Rural Zone Government may relax the provisions of this development plan :—

- (a) For use and development of the land into a residential or industrial colony ; provided the colonizer had purchased the land for the said use and development prior to the material date and the coloniser secures permission for this purpose as per rules.
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that ;
 - (i) The land was purchased prior to the material date,
 - (ii) The Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone.
 - (iii) The owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.
 - (iv) The owner of the land secures permission for building as required under the rules.

Explanation.—The word “purchase” in this regulation shall mean acquisition of full proprietary rights and no lesser title such as agreement to purchase etc.

XVII. Farm Houses.—Farm houses in the rural zone outside the abadi-Deh of a village may be allowed where agricultural land attached with such houses or is exceeds 5 acres on the following conditions.

Plinth area on the following standards shall be allowed.

- (i) For the first five acres ... 750 sq. ft.
- (ii) for every additional acre ... 150 sq. ft. subject to maximum of 1500 sq. ft. as the plinth area.

They shall be constructed single storied and height shall not exceed 16 ft.

(iii) There shall be a minimum distance of 50 feet from the edge of the property on all sides provided that where the agricultural land abuts on a road, houses shall be constructed with a minimum set back from the edge of the right of way of the road as under :—

- (a) where the road connects only two villages ... 100 feet
- (b) along roads other than scheduled roads ... 300 feet
- (c) along scheduled roads including by passes ... 500 feet

RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structures constructed before the material date relax all or any of the provisions of the development plan on principles of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

XVII. Industrial Housing.—Subject to detailed layout plans of the major use as mentioned industrial housing for industrial labour may also be allowed in the industrial zone on the following conditions.

- (i) That industrial housing is constructed by an industrial employer.
- (ii) Such estate consists of tenements not less than 50 in number.
- (iii) That the Housing is not erected within the site forming the premises of the factory and the site for industrial housing is kept distinct from the factory site though it may adjoin the factory site.

APPENDIX 'A'

I. RESIDENTIAL ZONE

1. Residence
2. Boarding Houses
3. Social, Community, religious and recreative buildings
4. Public Utility Buildings
5. Educational buildings. all types of schools and where necessary colleges
6. Health Institutions
7. Retail shops and restaurants
8. Commercial and professional offices
9. Cinemas
10. Local Service Industries
11. Petrol filling stations and service garages
12. Bus stand and bus stops
13. Tonga, Taxi, Scooter and Rickshaw Stands
14. Any other need ancillary to residential use
15. Nurseries, green houses

As required for the local need of major use and at site earmarked for them in the sector plan or in the approved layout plans of the colonies

II. INDUSTRIAL ZONE

1. Light and medium industry
2. Local service industry
3. Warehousing and storage
4. Public utility building, community, recreative and social buildings, retail shops
5. Parking loading and unloading areas
6. Bus stops taxi, tonga, and rickshaw stand
7. Petrol filling station and service garages
8. Major open spaces
9. Industrial housing in the case of large scale factories covering more than 10 acres of land under the factory

As required for the local needs of the area and as per sites shown on the sector plans and/or on the approved plan of the colony

III. RURAL ZONE

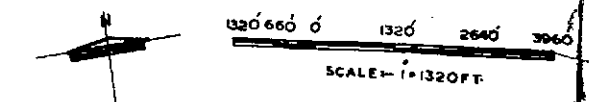
1. Agricultural, Horticultural, dairy and poultry farming
2. Farm houses outside Abadi-Deh subject to restrictions laid down in regulations
3. Expansion of existing villages continuous to abadi-Deh if undertaken under a project approved or sponsored by the Central or State Government
4. Milk chilling stations and pasteurization plants
5. Bus and railway stations
6. Airports with necessary buildings
7. Wireless
8. Weather Stations
9. Hydro-Electric transmission lines and poles
10. Land drainage, irrigation and hydro-electric work
11. Cremation and burial grounds
12. Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and at approved sites
13. Petrol filling stations
14. Any other use which Government may in public interest decide

At approved sites and with special permission of the Director

M.L. BATRA, Secy.

ROHTAK

EXISTING LAND USE PLAN FOR
CONTROLLED AREA



LEGEND

GENERAL

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- ROADS WITH MILE STONES
- KATCHA RASTAS
- RAILWAY LINE
- CANAL/DISTRIBUTARY
- BUILT-UP AREA
- EARTHEN BUNDS
- PONDS AND MOUNDS
- HIGH TENSION LINE
- KILN

COMMERCIAL & OFFICES

- GENERAL RETAIL SHOPS (BAZAR)
- WHOLE SALE & WARE HOUSE
- GOVT. BUILDINGS
- PETROL PUMP

INDUSTRY

EDUCATIONAL

- SCHOOL/COLLEGE

PUBLIC SERVICES & AGRICULTURAL

- RELIGIOUS BUILDING
- HOSPITAL
- PARK/GROUND
- CREMATORIUM/CEMETERY
- AGRICULTURAL LAND
- CATTLE FAIR GROUND
- GARDEN
- TUBE WELL & WELL
- DRAIN



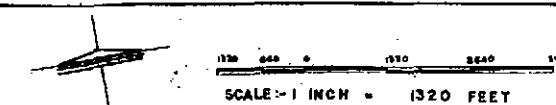
INSET PLAN

OFFICE OF THE REGIONAL TOWN PLANNER
N. C. R. ROHTAK

DRAWN BY <i>C. J. [Signature]</i>	DRAWING NO: R.T.P./NCR./245/71



DRAFT DEVELOPMENT PLAN FOR ROHTAK CONTROLLED AREA DRAWING SHOWING LAND USE PROPOSALS



EXISTING FEATURES

- BOUNDARY OF THE CONTROLLED AREA
- BOUNDARY OF THE MUNICIPAL AREA
- ROADS
- REVENUE RASTAS
- CANAL & NALLAS
- DRAINS
- PROTECTION BUND
- VILLAGES
- RAILWAY LINE / STATION
- EXISTING TOWN
- INDUSTRIES



PROPOSALS

RESIDENTIAL

- RESIDENTIAL SECTOR
- PROPOSED DENSITY
- SECTOR NUMBER



INDUSTRIAL

- LIGHT INDUSTRIES
- MEDIUM INDUSTRY & LIGHT INDUSTRY



COMMERCIAL

- BUSINESS CUM COMMERCIAL & CIVIC CENTRE MAIN
- COMMERCIAL BLOCKS



MAJOR OPEN SPACES

- SITE FOR ARCHAEOLOGICAL FINDINGS (SPL. ZONE)
- GREEN BELT / TOWN PARK



RURAL ZONE

COMMUNICATION

- MAJOR ROADS VI V2
- OTHER MAJOR ROADS



WHOLESALE MARKETING & WAREHOUSING

NON CONFIRMING USE

- EXISTING INDUSTRY WITHIN RURAL ZONE
- EXISTING INDUSTRY WITHIN RESIDENTIAL ZONE

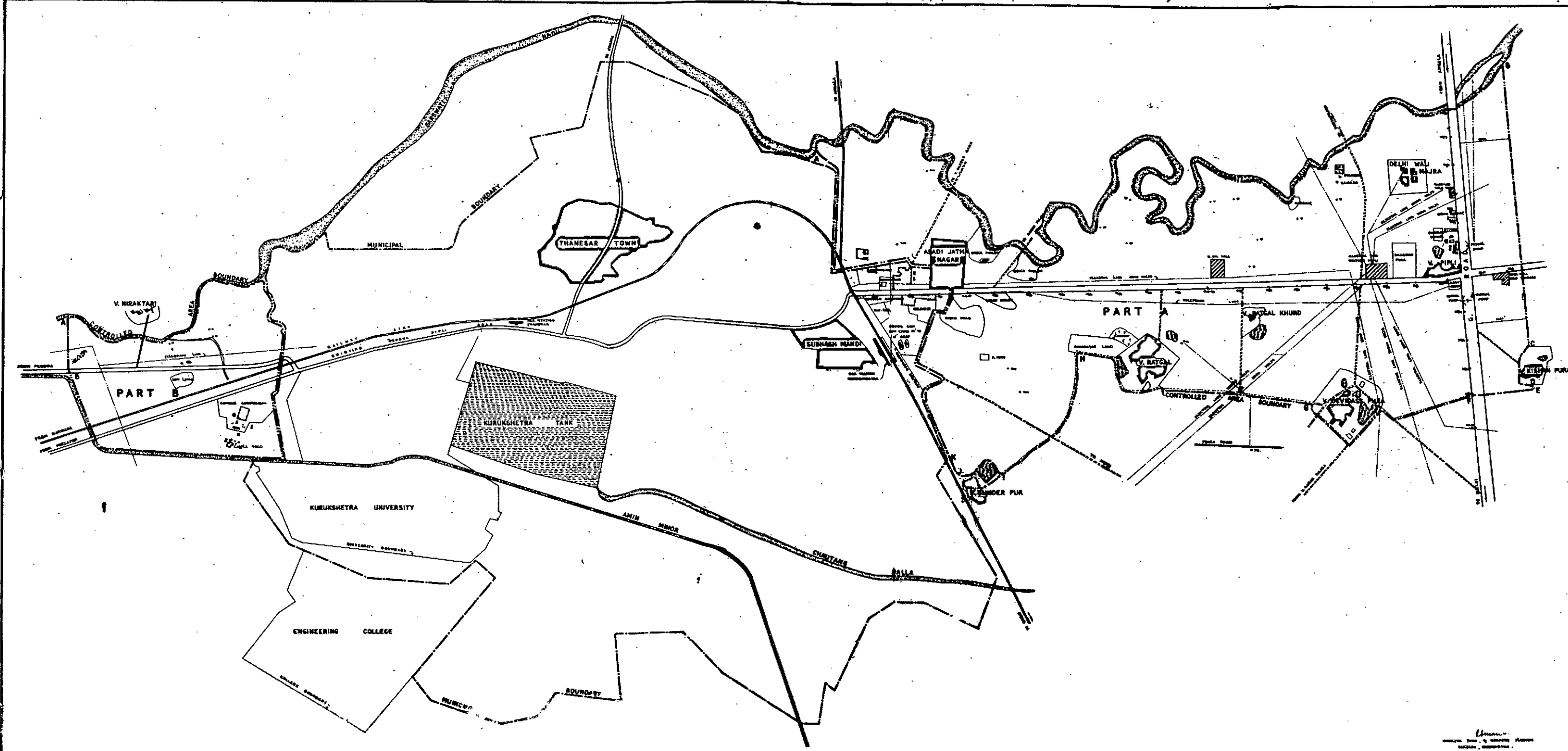


OFFICE OF THE REGIONAL TOWN PLANNER
N. C. R. ROHTAK

DRAWN BY: DRAWING NO. R.T.P./N.C.R./260/71 DT: 29.11.71

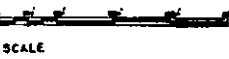
C. L. M. P.
R. L. M. P.

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KURUKSHETRA

LAND USE PLAN FOR
CONTROLLED AREA PART A & B



LEGEND

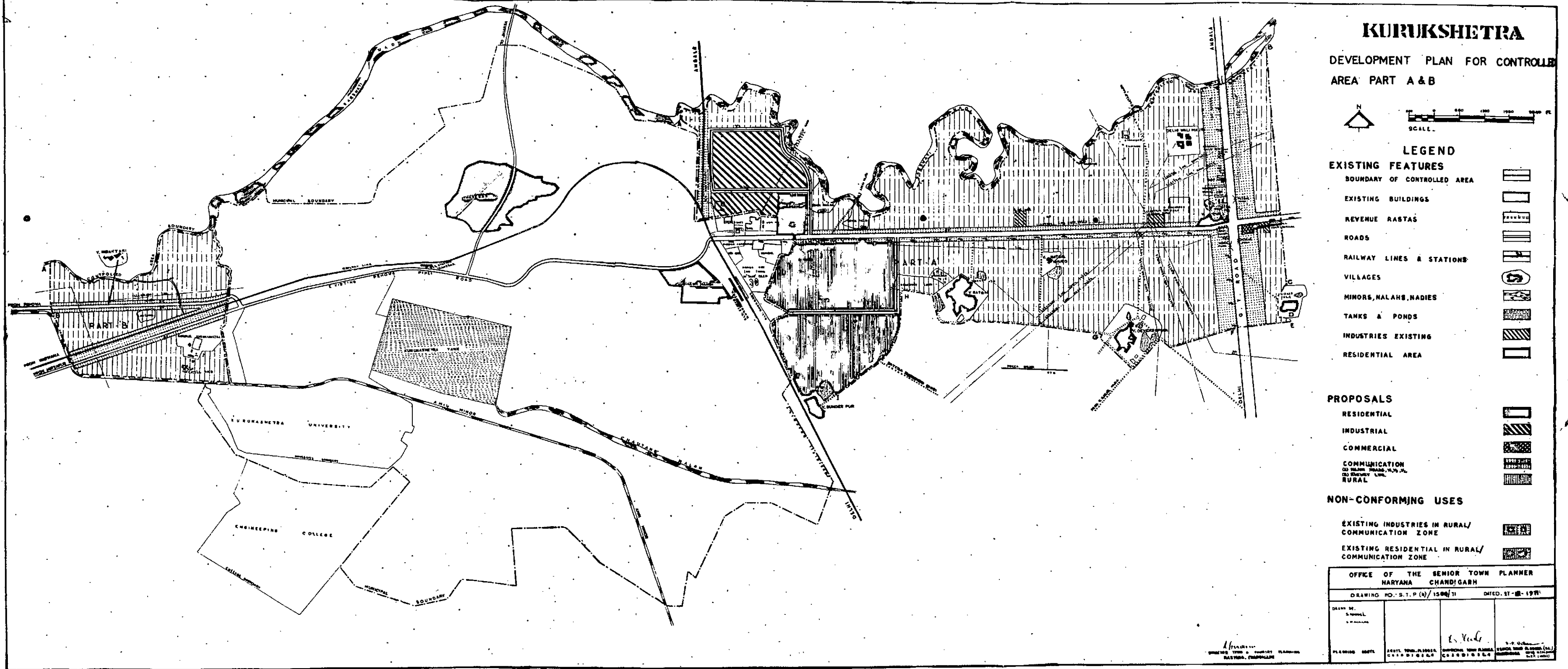
EXISTING FEATURES

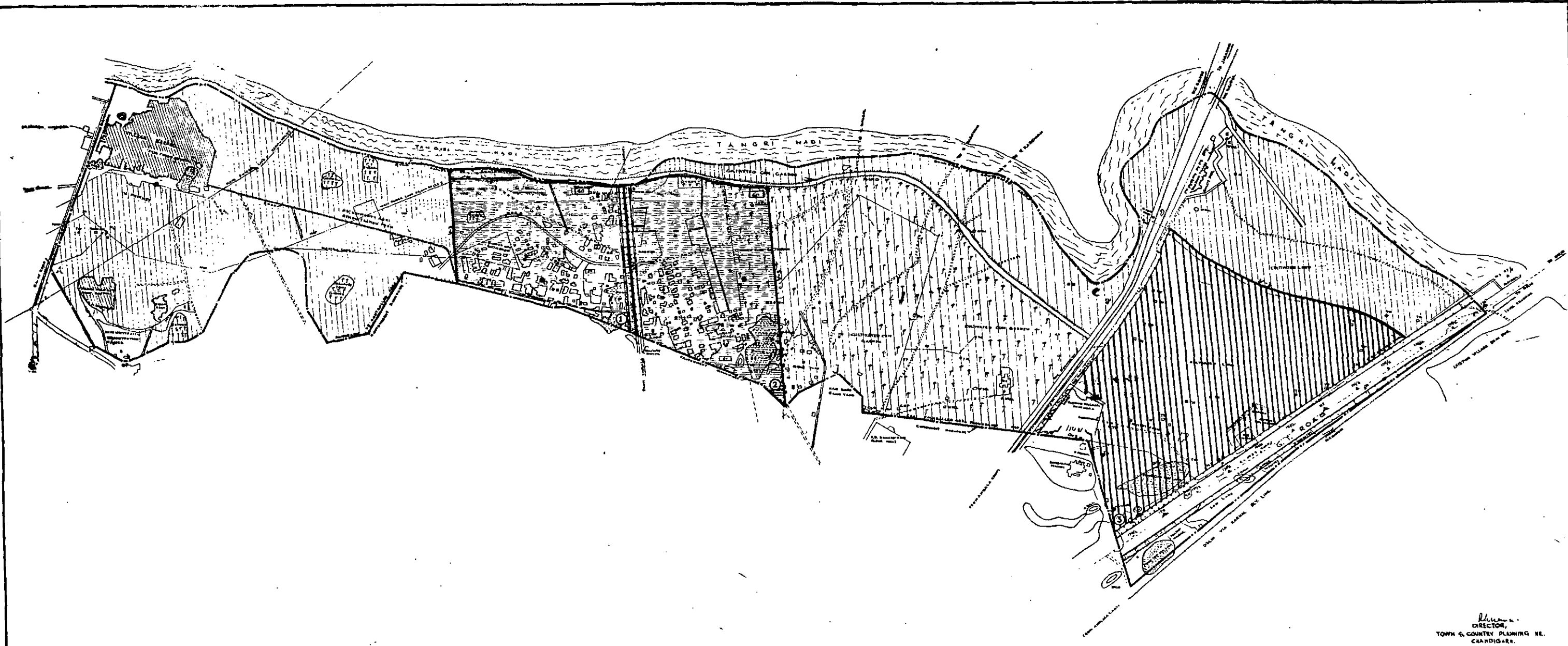
- BOUNDARY OF CONTROLLED AREA
- MUNICIPAL BOUNDARY
- EXISTING INDUSTRIES
- EXISTING BUILDINGS
- RAILWAY LINE / STATION
- CANALS, HALAS & NADI
- TANKS & PONDS
- REVENUE RASTAS
- RESIDENTIAL AREA
- ROADS
- VILLAGES
- HIGH TENSION LINE
- TELEPHONE LINE

OFFICE OF THE DIVISIONAL TOWN PLANNER
AMBALA

DRAWING NO:- D.T.P./A/1610/69 DATED

BY	BY	BY	BY
PLANNED	PLANNED	PLANNED	PLANNED
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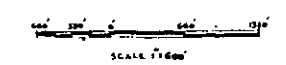
AMBALA CANTT **DEVELOPMENT PLAN OF** **CONTROLLED AREA**

LEGEND

1. BOUNDARY OF CONTROLLED AREA	---
2. CANTONMENT BOUNDARY	---
3. ROAD	---
4. RAILWAY	---
5. ELECTRIC LINE	---
6. WATERING TOWER	---
7. WELLS	---
8. CANTONMENT CHURCH/TEMPLE	---
9. TANGRI WADI	---
10. RIVER	---
11. TANGRI WADI	---
12. TANGRI WADI	---
13. TANGRI WADI	---
14. TANGRI WADI	---
15. TANGRI WADI	---
16. TANGRI WADI	---

PROPOSALS

CANTONMENT ZONE	---
RURAL ZONE	---
RESIDENTIAL	---
INDUSTRIAL	---
ELECTRIC NUMBER	---
PROPOSED DENSITY	---



OFFICE OF THE DIVISIONAL TOWN PLANNER
AMBALA

DRAWING NO. D.T.P(A) 1653/71

Drawn by
Ravi Singh

Checked by
Ravi Singh
Divisional Town Planner, Ambala

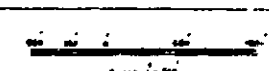
Director,
TOWN & COUNTRY PLANNING DEPT.
CHANDIGARH.

AMBALA CANTT

CONTROLLED AREA
EXISTING LAND USE PLAN

LEGEND

1. BOUNDARY OF CONTROLLED AREA	.....
2. RAILWAY TRACK	.....
3. ROAD	.....
4. WATER BODY	.....
5. RAILWAY LINE	.....
6. ELECTRIC LINE	.....
7. ELECTRIC CABLE	.....
8. VILLAGE	.....
9. CULTIVATED LAND/GARDEN	.....
10. WILDERNESS	.....
11. TOWN	.....
12. RAILWAY STATION	.....
13. RAILWAY JUNCTION	.....
14. RAILWAY BRANCH	.....
15. RAILWAY CROSSING	.....
16. RAILWAY BRIDGE	.....
17. RAILWAY TUNNEL	.....
18. RAILWAY PLATFORM	.....
19. RAILWAY SIGNAL	.....
20. RAILWAY TRACK	.....



OFFICE OF THE DIVISIONAL TOWN PLANNER
AMBALA

DRAWING NO. D.T.P. (A) 1658/70

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
DATE	DATE	DATE	DATE

DIRECTOR,
TOWN & COUNTRY PLANNING DEPT.
CHANDIGARH.